

North Hampton Conservation Commission
Meeting Minutes
9-14-21

Administrative

The meeting was called to order at 7:05 p.m.

Roll Call

Members present: Lisa Wilson, (Chair), Kathy Grant, (Co-Chair), Dave Ciccalone, Audrey Prior, and Andrew Vorkink.

Approval of August 10, 2021 Draft Minutes: After review of the August 10, 2021 minutes, ***a motion was made by Kathy Grant, duly seconded by Audrey Prior, to accept the minutes as written with the following correction: The date of the Philbrick Saltmarsh project pre-bid meeting was held on August 31 and bid openings will be held on September 21 at the Town Hall per an email to the Chair from Frank Arcidiacono.*** The motion carried.

New Business:

Garland Farm Conservation Easement: It was reported that it has come to the attention of the Conservation Commission that there is a structure on conservation land that does not appear to comply with building codes that has been listed as a rental property on Airbnb. The Commission asked the Building Inspector to inspect the property and to confirm that the owner has ceased renting it out as a commercial activity, which is not permitted under the conservation easement. It was noted that structures for agricultural purposes are permitted under the easement and recreational structures under terms specified in the easement. On September 14, 2021 Travis Murray, North Hampton Building Inspector, visited the location on the conservation land. Phil Wilson, a member of North Hampton Forever, and Lisa Wilson met the building inspector at the site to help locate the entrance to the conservation land and to visit the site. Ms. Stefania Metalious accompanied the town officials to the site.

The Commission reviewed the terms of the Conservation Easement along with the apparent violation of the easement. The Commission is awaiting a report from Mr. Murray. Andrew Vorkink cited the terms of the 2002 Conservation Easement which is recorded at the Registry of Deeds in Book 3771 on Page 823. After much discussion, ***a motion was made by Lisa Wilson, duly seconded by Kathy Grant, to authorize the Chair to draft a letter to the building inspector and to copy the Select Board to render an opinion and confirmation that the structure will not be rented as commercial property.*** The motion carried.

Ms. Metalious of 51 West Road also requested to meet with the Commission to discuss a potential lot line adjustment on conservation land to merge conservation land with

non-conservation land located on Map 20, Lots 3 and 4. The Commission advised the applicant that her request was not consistent with the terms of the conservation easement.

Review Proposed Oliver Brook Trail for Final Approval: Phil Thayer, Andy Vorkink, and Lisa Wilson walked the proposed trail on September 13, 2021. Andy and Phil revisited the boundary pins to ensure the trail is located on town-owned conservation land. Andy walked the trail with the SCA Ameri Corps on September 14 and moved the trail further away from abutting property on Squier Drive and marked the entire trail. The crew began work on the trail on September 14 and is scheduled to complete the trail by October 8, 2021. ***A motion was made by Andrew Vorkink, duly seconded by Kathy Grant, for the Conservation Commission to approve the proposed Oliver Brook Trail route as delineated.*** The motion carried.

Old Business:

Conservation Easement Subcommittee Update: The 39-acre Nordstrom acquisition has been finalized. The acquisition of the 39 acres donated to the town is the result of the collaboration of members of the Conservation Commission working with the donor to conserve the land. The Chair thanked Andrew Vorkink for his expertise, leadership, and hard work on the project to conserve this valuable resource for the Town.

Trail Maintenance Update: Lisa Wilson reported that 600 conservation signs were delivered on September 14 to include 250 No Hunting Signs, 250 Conservation Land signs and 100 Property Boundary signs for a total of \$1,445.00. Nails have also been purchased.

Other Business: None

At 8:55 p.m. ***a motion was made by Audrey Prior, duly seconded by Kathy Grant, to enter into non-public session pursuant to RSA 91-A3, II(d): Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.*** The Chair called a roll call vote and the motion carried.

A motion to leave the non-public session and return to public session was made by Audrey Prior, duly seconded by Dave Ciccalone. The Chair called a roll call vote and the motion carried.

Public session reconvened at 10:05 p.m.

A motion was made Andrew Vorkink, duly seconded by Kathy Grant, to seal the minutes. The motion carried.

There being no other business to discuss, ***a motion was made by Audrey Prior, duly seconded by Kathy Grant, to adjourn the meeting.***

The motion carried. The meeting adjourned at 10:06 p.m.

Respectfully submitted,
Beverly Moore
Recording Secretary

“These minutes were prepared within five (5) business days as required by NH RSA 91-A:2, II. They will not be finalized until approved by the majority vote by the Commission.”